

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JUNE 26, 2017
 NRD-2017-0037
 1903 W. 30th Street
 Old West Austin Historic District

PROPOSAL

Demolish a 1951 house.

RESEARCH

The house was built in 1951. It has been home to a succession of inhabitants—eight households in the forty years after its construction. The house's first occupants were Dalman and Helen Spinks, who rented briefly in 1954. Dalman Spinks was an examiner in the Texas Insurance Checking Office. The following year, Sam Rains, a painter, and his wife Peggy had purchased and were living in the house. By 1958, Jay and Carolyn Davis were renting the house. Jay Davis was an assistant department manager at E.M. Scarbrough & Sons, a prominent department store in downtown Austin. Donald and Linda Breakey rented the house ca. 1961. Donald Breakey worked as a clerk at the State Highway Department.

Gene and Janice Beverly had moved into the house as renters by 1964. Gene Beverly taught at Durham's Business School. By 1968, Janice Beverly had purchased the property and lived there alone; she worked as an office secretary at the State Highway Department. William Towns, a student, is listed as a homeowner at the house in 1977. Another student, Roland Muckleroy, began renting the house in 1983. By 1988-89, Michl Levy had purchased the house and was living there.

STAFF COMMENTS

The house is not a contributing property to the Old West Austin National Register Historic District.

Designation Criteria—Historic Landmark

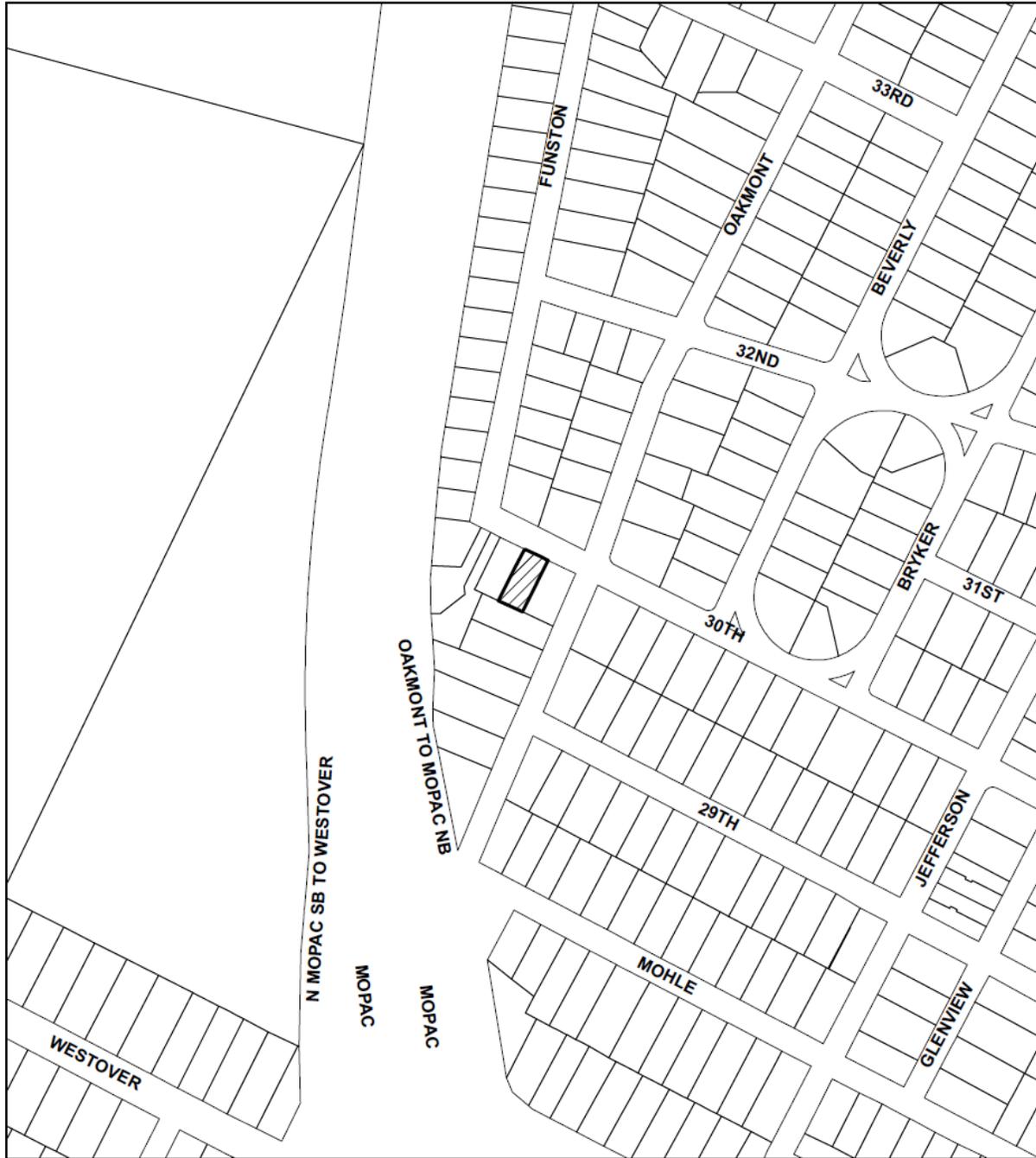
- 1) The building is more than 50 years old, having been constructed in 1951.
- 2) The building retains a high degree of integrity. It retains a high degree of integrity of location, setting, craftsmanship, design, materials, and feeling. Integrity of association is not applicable.
- 3) The property does not appear to demonstrate significance according to any of the historic designation criteria listed in the City of Austin Land Development Code (Section 25-2-352).
 - a. **Architecture.** The house is built in a vernacular style. It does not appear to be architecturally significant.
 - b. **Historical association.** The property does not have longstanding associations with any households.
 - c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **Community value.** The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, Old West Austin, or a particular group.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

This house does not appear to meet the criteria for designation as a historic landmark.

STAFF RECOMMENDATION

Staff recommends that the Commission encourage rehabilitation and adaptive reuse. If rehabilitation and reuse are not feasible, then staff encourages relocation over demolition, and recommends release of the permit upon completion of a City of Austin Documentation Package—consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center—and the Commission’s review of plans for new construction.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: NRD-2017-0037
1903 W. 30TH STREET



1" = 250'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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PROPERTY INFORMATION



Northeast (primary) façade of 1903 W. 30th Street

Occupancy History

City Directory Research, Austin History Center
 By City Historic Preservation Office
 June 2017

- 1988-89 Michl N. Levy, homeowner
 Not listed by name in regular directory
- 1983 Roland Muckleroy, renter and new resident
 Student
- 1977 William R. Towns, homeowner
 Student
- 1972 Janice Beverly, homeowner
 Office secretary, State Highway Department
- 1968 Janice Beverly, homeowner
 Office secretary, State Highway Department
- 1964 Gene and Janice Beverly, renters
 Teacher at Durham's Business School, 600 Lavaca. Durham's was advertised as providing IBM Training, Shorthand-Speedwriting, Typewriting, and Bookkeeping.
- 1961 Donald D. and Linda A. Breakey, renters
 Clerk, State Highway Department
- 1958 Jay D. and Carolyn S. Davis, renters
 Assistant department manager, E.M. Scarbrough & Sons, 512-520 Congress
- 1955 Sam D. and Peggy N. Rains, homeowners
 Painter, no place of employment listed
- 1954 Dalman W. and Helen Spinks, renters
 Examiner, Texas Insurance Checking Office, 812 Brazos
- 1953 Vacant

Biographical Notes

Staff did not conduct biographical research on any of the residents, as none were associated with the house for a significant amount of time.

Building Permits

Murchison-Sheppard 1903 West 30th St.
 209 50x110'
 Unplatted
 Frame residence with garage attached.
 48019 4-9-51 \$6000.00
 Owner
 5

Building permit for frame residence and garage to Murchison-Sheppard, 4/9/1951.

SANITARY SEWER SERVICE PERMIT No. 28416A

Austin, Texas

Received of Brewington Date 4/30/1951

Address 1903 W. 30th.

Amount \$ _____

Builder or Owner Murchison & Sheppard Plumber _____

Lot 60x110 Block _____ Subdivision _____ Plat No. 209

| Date of Connection | No. Fittings | Size | Price |
|---------------------------------------|--------------|--------|------------|
| <i>see Book</i> <u>7/23/1951</u> | | | |
| By City <u>in ease 41' W/ co 1+03</u> | | | |
| By Plumber _____ | | | |
| Checked By <u>Strong</u> | | | |
| Size Main _____ Depth <u>4'</u> | | | |
| Main Assign. <u>in ease @ rear</u> | | | |
| Stub Depth _____ Prop. Line <u>2'</u> | | | |
| Stub Location _____ | | | |
| Book No. <u>A-2519</u> | | | |
| Paving Cut _____ No. _____ | | | |
| | 6" Pipe | 6" con | .14 |
| | Pipe | | |
| | Wyes | | |
| | Bends | | .90 |
| | Reducers | | |
| | Plugs | | |
| | Sand | | |
| | Gravel | | |
| | Remix | | |
| | Stoppers | | |
| | Castings | | .40 |
| | Other tap | | .50 |
| | Labor: | | 1 hr 1.00 |
| | | | 8 hrs 6.40 |

1702
 0+98

 00.4

4'R/CO in Rear Eastmt

Sewer permit to Murchison & Sheppard, 4/30/1951.

50X110

WATER SERVICE PERMIT

Austin, Texas

INDEXED

No. 209
9011

Received of MURCHISON & SHEPPARD Date 4-30-51

Address 1903 WEST 30th

Amount TWENTY AND 17/100 \$ 20.00

Plumber P.J. BREWINGTON Size of Tap 3/4"

Date of Connection 5-18-51

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 6" C.F.

From Front Prop. Line to Curb Cock 2.5'

From W-Prop. Line to Curb Cock 38'

Location of Meter CURB

Type of Box L.O.C.W.

Depth of Main in St. 3'

Depth of Service Line 2'

From Curb Cock to Tap on Main below main

Checked by Engr. Dept. 67-51 P.S.

| No. Fittings | Size | |
|--------------|------|---------------------------|
| 1 | 5/8" | Curb Cock |
| 1 | 3/4" | Elbow |
| 1 | 3/4" | St-Elbow |
| 1 | 3/4" | Bushing |
| 4 | 3/4" | Reducer |
| | | Pipe |
| | | Lead Comp. |
| | | Nipples |
| | | Union |
| | | Plug |
| | | Tile |
| | | Stop |
| | | Box |
| | | Lid |
| | | Valves |
| | | Job No. <u>W. 323-502</u> |
| | | Req. No. <u>W. 100K</u> |

INDEXED

Water service permit to Murchison-Sheppard, 4/30/1951.